

PROPERTY LOCATION

No	Alt No	Direction/Street/City
263		FLORENCE AVE, ARLINGTON

OWNERSHIP

Owner 1:	DONAHUE BRIAN R			
Owner 2:				
Owner 3:				
Street 1:	263 FLORENCE AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .34 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.34047	Total SF/SM:	14831	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	605.450	Spl Credit	Total:	605.500
--------------	---------	--------------	-------	-------------	-----	------------	---------------	-----------	--------	---------	------------	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON****APPRAISED:**

USE VALUE:

ASSESSED:

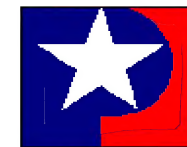
Total Card /

Total Parcel

764,100

764,100

764,100



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	111587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Inspected	294	PATRIOT
4/26/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
7/21/1993		AJS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	14831.000	158,600		605,500	764,100		111587
							GIS Ref
							GIS Ref
Total Card	0.340	158,600		605,500	764,100	Entered Lot Size	GIS Ref
Total Parcel	0.340	158,600		605,500	764,100	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		1,061.25	/Parcel: 1,061.	Land Unit Type:	07/21/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	158,600	0	14,831.	605,500	764,100		Year end	12/23/2021	PRINT	
2021	101	FV	153,500	0	14,831.	605,500	759,000		Year End Roll	12/10/2020		Date
2020	101	FV	153,500	0	14,831.	605,500	759,000	759,000	Year End Roll	12/18/2019	12/30/21	16:01:09
2019	101	FV	136,500	0	14,831.	605,500	742,000	742,000	Year End Roll	1/3/2019		
2018	101	FV	136,500	0	14,831.	510,300	646,800	646,800	Year End Roll	12/20/2017	LAST REV	
2017	101	FV	136,500	0	14,831.	467,100	603,600	603,600	Year End Roll	1/3/2017	Date	Time
2016	101	FV	136,500	0	14,831.	397,900	534,400	534,400	Year End	1/4/2016	08/03/18	09:26:11
2015	101	FV	128,100	0	14,831.	346,000	474,100	474,100	Year End Roll	12/11/2014	mmcmakin	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

